

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: August 26, 2010

ITEM NO.: 1

TIME: 10:05 A.M.

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: August 17, 2010

SUBJECT: SUBDIVISION MODIFICATION / VARIANCE (PSMT20100229)
LAKERIDGE SUBDIVISION – BRODT RESIDENCE

COMMUNITY PLAN: Granite Bay Community Plan

COMMUNITY PLAN DESIGNATION: Medium Density Residential 2-4 dwelling units per acre

ZONING: RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet)

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project is located at 7682 Lakeshore Drive in the Granite Bay area (APN: 047-193-015)

APPLICANT: Ridgeline Homes Inc. on behalf of Marjorie B. Brodt

PROPOSAL:

The applicant is requesting approval of a Modification to the "Lakeridge Subdivision" Final Map to reduce the mapped front setback of 20-foot from property line to allow zero feet from the front property line in order to allow a six-foot high concrete retaining wall to be constructed as a driveway extension to serve the existing single-family residence. This proposal also includes a request to approve a Variance to reduce the 25-foot front setback requirement from property line to allow zero feet from property line.

CEQA COMPLIANCE:

The project has been determined to be categorically exempt pursuant to Section 18.36.070, (Class 5 A.1. - Minor Alterations in Land Use Limitations) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Community Development Resource Agency staff and the Departments of Public Works, Engineering and Surveying, Environmental Health, Air Pollution Control District and the Granite Bay Municipal Advisory Council (MAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Modification to the "Lakeridge Subdivision" Final Map and Variance to allow a reduced front setback from Lakeshore Drive (Lot 62) in order to allow a six-foot high, concrete retaining wall to be constructed. Typically only a 3-foot high retaining wall is allowed within the front setback area. The concrete retaining wall is proposed to be located as close as zero-feet from the front property line, where 20 feet is the building setback required by the Lakeridge Subdivision Final Map and a 25-foot front setback is required by the Zoning Ordinance. The retaining wall is adjacent to Lakeshore Drive and is an integral part of the support system for the new concrete slab that would be restrained by a 4 to 6 foot high concrete wall.

The proposed project includes the removal of the existing rotted wood 280 square foot, parking deck at the top of the property adjacent to Lakeshore Drive. The wood parking structure is to be replaced with a concrete parking pad restrained by an engineered 6-foot high, CMU block or concrete retaining wall. The old wood hand railings are to be replaced with a new CMU or concrete wall 42 inches above the new concrete parking pad for safety purposes.

SITE CHARACTERISTICS:

Lot 62 is 12,632 square feet in area and located on 7682 Lakeshore Drive. The lot is developed with a two-story, single-family residence with a driveway entry below the road that connects to a 600 square foot garage that is attached to the lower level of the residence. The topography of this site can be characterized as a steep down slope from north to south. There is a steep down slope at the rear portion of the lot adjacent to United States Government Property and Folsom Lake. The site contains a single-family residence with access provided off of Lakeshore Drive. Surrounding parcels are similar in size and developed with single-family residences.

EXISTING LAND USE AND ZONING:

LAND USE		ZONING		
SITE	Single-Family Residential	RS-B-10	(Residential Single Family, combining minimum Building Site of 10,000 square feet)	
NORTH	Single-Family Residential	RS-B-10	(Residential Single Family,	

		combining minimum Building Site of 10,000 square feet)
SOUTH	Undeveloped Land	Open Space & shoreline area of Folsom Lake
EAST	Single-Family Residential	RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet)
WEST	Single-Family Residential	RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 square feet)

DISCUSSION OF ISSUES:

Subdivision Modification

All residential lots along the south side of Lakeshore Drive include a recorded 20-foot front setback. Most of these lots are of the same size, shape and configuration and these lots typically have steep down slopes toward Folsom Lake. Lot 62 is one of the lots subject to a mapped 20-foot front setback requirement from Lakeshore Drive. Due to existing site constraints, staff has concluded that a modification to the recorded front setback for the six-foot high, concrete retaining wall would not be inconsistent with the original Subdivision approval.

Variance

The applicant has indicated that the six-foot high, concrete retaining wall to be constructed zero feet from the front property line adjacent to Lakeshore Drive would replace a wood retaining wall that was poorly constructed and is falling apart. The new concrete parking area (280 square feet) is close to the same elevation as Lakeshore Drive and as such, would not create a negative visual impact from neighboring properties.

Staff has determined through review of this Variance request that there are special circumstances applicable to the subject project and property, including the location of the existing improvements (driveway and residence), the fact that the property has a steep downslope from Lakeshore Drive that limit the potential areas for parking on the lot, and the steep downslope of the property. The new concrete parking area would be used primarily for guest parking.

Staff has further determined that the granting of this Variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity (Lakeridge Subdivision) and zone in which the subject property is situated as other lots (# 20, 46, 50, 79 & 95) have a similar reduced front and/or side setback that were previously approved by the Planning Commission. In addition, the granting of this Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements.

RECOMMENDATION:

The Development Review Committee recommends the Planning Commission approve the Modification to the "Lakeridge Subdivision" Final Map and Variance to the front setback, subject to the following findings and conditions.

FINDINGS:CEQA

1. The project has been determined to be categorically exempt pursuant to Section 18.36.070, (Class 5 A.1. - Minor Alterations in Land Use Limitations) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305).


SUBDIVISION MODIFICATION

2. The Subdivision modification would not impose an additional burden on the present fee owner of the subject property.
3. The Subdivision modification does not alter the location or any property line or any right, title or interest in the real property reflected on the recorded map.
4. The Subdivision modification conforms to the provisions of Section 66474 of the California Government Code.

VARIANCE

5. The granting of the Variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity (Lakeridge Subdivision) and zone in which the subject property is situated as other lots (# 20, 46, 50, 79 & 95) have a similar reduced front setback that was previously approved by the Planning Commission.
6. There are special circumstances applicable to the subject project and property, including the location of the existing improvements, the building limitations imposed by having a 25-foot front setback and the steep down slope of the property. As a result, the strict application of the Zoning Ordinance has been found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.
7. The Variance does not authorize a use that is not otherwise allowed in the RS (Residential Single-Family) Zone District.
8. The granting of the Variance does not, under the circumstances and conditions applied in this particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements. While a six-foot high concrete retaining wall would be constructed, in actuality only the top surface of the 280 square foot parking structure would be visible from Lakeshore Drive and as such, there would only be a minimal visual impact as seen from the road.
9. The front setback Variance does not conflict with programs and policies set forth in the *Granite Bay Community Plan*.

Respectfully submitted,



Roy Schaefer, Associate Planner

ATTACHMENTS:

Attachment A - Recommended Conditions of Approval

Attachment B - Vicinity Map

Attachment C - Site Plan

cc: Michael Johnson – CDRA Director
Paul Thompson - Deputy Planning Director
Scott Finley - County Counsel's Office
Karin Schwab - County Counsel's Office
Phil Frantz - Engineering and Surveying Division
Jill Pahl - Environmental Health Services
Yu-Shuo Chang - Air Pollution Control District
Andy Fisher - Parks Department
Subject/chrono files

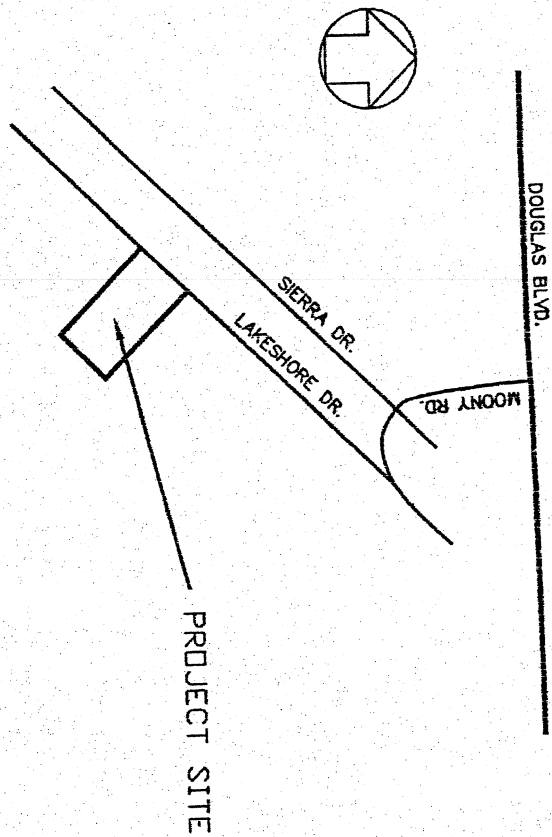


**CONDITIONS OF APPROVAL – SUBDIVISION MODIFICATION /
VARIANCE (PSMT2010 0229)
LAKERIDGE SUBDIVISION - BRODT RESIDENCE**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. On August 26, 2010, the Planning Commission took action to approve a Subdivision Modification and Variance for Lot 62 to reduce the front yard setback requirement along Lakeshore Drive from a mapped 20-foot setback from property line to zero feet, in order to allow a six-foot high, concrete retaining wall to be constructed. In addition, a Variance is also approved to allow a six-foot high, concrete retaining wall to be constructed as a driveway parking pad extension, zero feet from the front (north) property line, where a 25-foot front setback (Zoning Ordinance) is required.
2. Prior to Building Permit issuance, the applicant shall prepare and submit to the Planning Department, an exhibit map for the Certificate of Variance to modify building setback lines for Lot 62, as shown on the Lakeridge Subdivision Final Map (Book F, Page 3), and to conform with the approval of this application. A building setback of zero feet (or as documented by the survey and as approved by the Engineering and Surveying Department) from the Lakeshore Drive property boundary shall be shown on the map.
3. Prior to construction of the retaining wall for the parking area, the applicant shall obtain a Grading Permit from ESD (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal). All retaining walls supporting a surcharge (vehicle loading) need to be designed by a California Registered Civil Engineer.
4. An Encroachment Permit shall be obtained from the DPW for any work done within the County right-of-way (Lakeshore Drive) and/or the construction of any driveways which will connect to a public road (Lakeshore Drive) prior to construction of the driveway.
5. Unless exercised, this approval shall expire in 24 months on September 6, 2012.

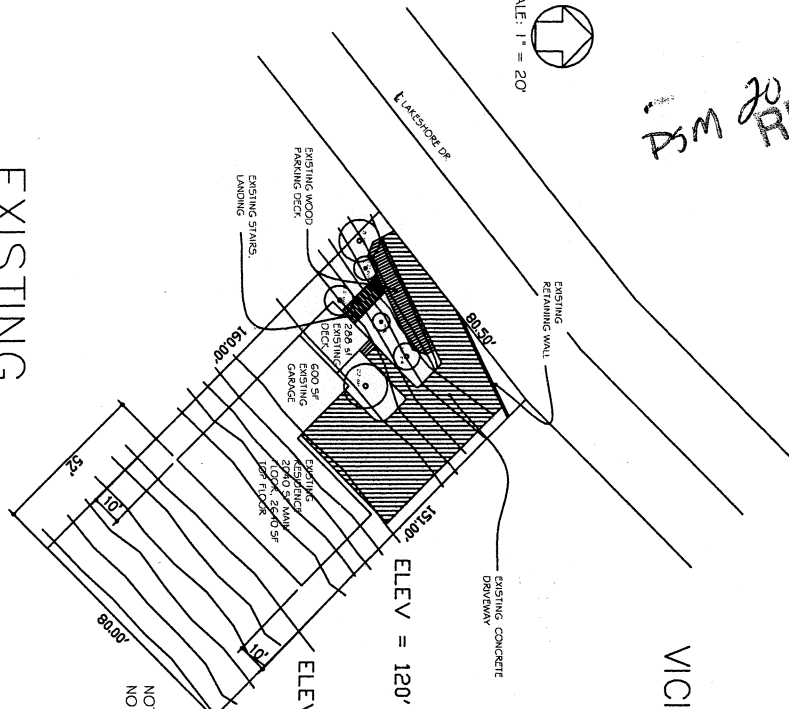
VICINITY MAP (NTS)



201000229
 RECEIVED
 JUL 19, 2010
 CDRA

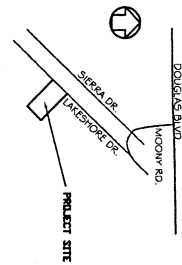
SCALE: 1" = 20'

EXISTING

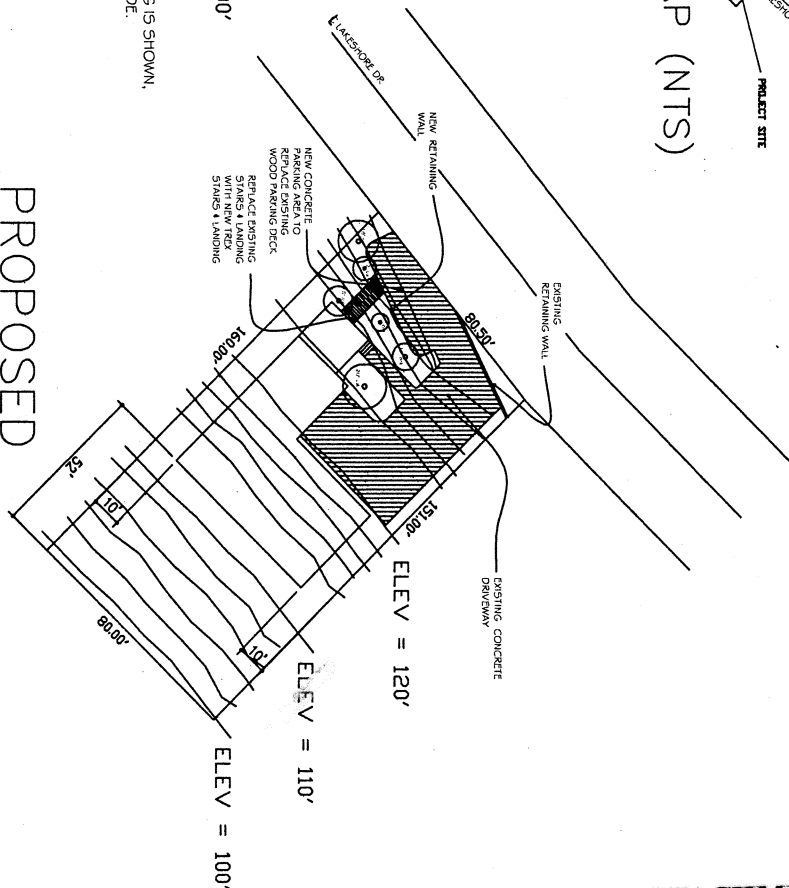


NOTE: EXISTING GRADING IS SHOWN.
 NO CHANGES TO BE MADE.

VICINITY MAP (NTS)



PROPOSED



SCOPE OF WORK:
 1. REPLACE EXISTING WOOD PARKING AREA (APPROX 280 SQ. FT.) WITH A CONCRETE SLAB RESTRAINED BY A 4" TO 6" HIGH CMU OR CONCRETE RETAINING WALL
 2. REPLACE EXISTING WOOD STAIRS AND LANDING WITH TREX.

SHEET INDEX
 1. SITE PLAN
 2. PLAN AND DETAILS

OWNER AND APPLICANT: MARJORIE BRODT
 7682 LAKESHORE DR
 ROSEVILLE, CA. 95678
 APN: 047-193-015
 LOT AREA: 12,440 SF (APPROX. 0.28 AC.)
 CLOSEST INTERSECTION OF COUNTY RD: 0.1 MILES TO MOONY RD.

ATTACHMENT C

SHEET TITLE:
 BRODT SITE PLAN

PROJECT TITLE:
 PARKING AREA MODS

SCALE: 1"=20'
 OR AS NOTED
 DATE: 1/7/10

N&N
 Engineering
 5281 Storke's Grade Rd.
 Pollock Pines, Ca. 95726
 (530)647-0549

1
 SHEET
 OF

REVISION:	DATE:

BUILDING SITE:
 7682 LAKESHORE DR
 GRANITE BAY
 PLACER COUNTY

DRAWN BY: KN
 CHECKED BY: BN